

BREEAM WAT03 single zone water leak detection.

The LeakSaver 1 is a leak detection system which is capable of detecting a major water leak on the mains water supply within a building.

It monitors the amount of water passing into the building over a set period of time. Should this amount be exceeded it will create an alarm. It is used when the exterior wall of the building is effectively the boundary as it is situated adjacent to the street, such as an office building in a city centre and when the mains cold water enters more than one building with the exterior pipe work teeing off into each one.

DOES IT MEET THE REQUIREMENTS OF BREEAM WAT02?

The LeakSaver1 can be used for "Water Monitoring". The aim of WAT02 is to manage water and encourage reductions in consumption. A pulsed water metre is required on all mains supplies and on the supply to any building using more than 10% of the total water consumption. The LeakSaver1 connects to the water metre and to the Building Management System to monitor the amount of water used.

DOES IT MEET THE REQUIREMENTS OF BREEAM WAT03?

The system has been designed to meet all of the WAT03 requirements for water leak detection and prevention, the main key features are:

An alarm is raised when the flow of water (measured using pulsed water metres) exceeds a pre-set maximum for a pre-set period of time.

It is able to identify different flow rates by programming high and/or low levels over different time periods.

The LeakSaver1 is fully programmable to suit the users water consuming requirements.

It also has the ability to avoid false alarms when larger volumes of water are called for.

Envirotech has developed the LeakSaver1 to help take the complexities of specifying a system for BREEAM water leak detection away. We have the experience and expertise to provide the right system for your project, minimising the risk of installing the wrong thing. Contact us for an instant quotation.

Note: As part of BREEAM WAT03 it is possible to gain an extra credit by fitting a flow control device to each WC area. EnviroTech Alarms have a system designed to do this called the "FlowBlocker"

Single zone systems for leak detection on internal pipework only.

Used where the boundary of the building is an external wall such as an office building in a city centre.

Also used where the mains cold water enters more than one building.

Designed to help achieve the requirements of BREEAM WAT02/03 for water monitoring and leak detection.

LeakSaver 1 Alarm Panel - Water Leak Detection (Flow Based) 1 zone

IN SUMMARY:

Designed to help achieve the requirements of BREEAM WAT02/03

Single zone is used where there is no external pipe work from the boundary or the mains water supplies more than one building.

Alarms when the flow of water (detected by pulse water meter, also available from EnviroTech Alarms if required) exceeds a pre-set maximum amount within a set period of time.

Able to identify different flow rates by programming high and low flow levels allowing for different occupancies at different times of the day.

The LeakSaver is fully programmable to suit the users requirements.

Larger volumes of water can be called for without causing a false alarm.

Cost effective solution, easy to implement to help gain a BREEAM credit.

Built to a very high standard ensuring reliability and performance.

IN DETAIL:

SINGLE ZONE ALARM SYSTEM TO MEET THE REQUIREMENTS OF BREEAM WAT02 AND WAT03

Unraveling the complexities of meeting the requirements of BREEAM's water leak detection can be somewhat daunting. Envirotech Alarms have the experience and expertise to help you specify the right system for your building project.

There are two main reasons a single zone system would be used, the first being when there is no external pipe work between the boundary and the building, the second is when the mains cold water feeds more than one building on the same site.

Designing a water leak detection system that covers the requirements for BREEAM WAT02 (monitoring consumption) and WAT03 (leak detection) requires a good understanding of how to works.

As an example, if you have an office building in a city centre where the external wall is the boundary, a simple single zone Leaksaver1 connected to a water meter installed on the mains cold water pipe were it enters the building will be fine.

Another example could be a retail park that has 6 units of various sizes being used for a variety of purposes. In this situation a dual zone system (The LeakSaver2) would be used to monitor water leaks between the boundary and the nearest unit using 2 water meters, one install at the boundary, the other were the pipe come into the building. The remaining 5 units will have a separate LeakSaver 1 alarm connected to a water meter monitoring only this unit's water use.

In both cases the principle of detecting water leaks is the same. Each water meter is fitted with a pulse reader that sends as a signal to the alarm panel. The pulse is equivalent to an amount of water in litres passing through the pipe. The Alarm panel is set up to count the pulses over a period of time (usually 15 or 30 minutes). Should the accumulated amount of water flowing into the building exceed what is expected, there will be an alarm.

Using the example of the retail park, the overall amount of water being used by all the 6 units would be entered into the dual zone system. This will monitor for any leaks externally no matter where they occur. Each unit is then treated as independent of each other with a setting made for each depending on what it's being used for.

If one of the units is being used for a Restaurant for instance, the demand for water would be quite high and vary considerably throughout the day. Using a LeakSaver1 allows you to enter different high and low values to account for this fluctuation. At the same time if the adjacent unit is a clothing shop with a single WC and a small kitchen, the demand would be much lower and more consistent. In this case a single value could be set to cover the premises 24/7.

Using Envirotech Alarms to help you specify your leak detection requirements could ultimately save you money and time.

FLOW CONTROL for WAT03